

The Wethersfield Historic District Commission held a Public Hearing on June 14, 2011 at the Wethersfield Town Hall, Town Manager's Conference Room – First Floor, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present: Robert Garrey, Chairperson  
John Maycock, Vice Chairperson  
Gary McLeod, Clerk  
Michael Rell  
Mark Raymond, Alternate  
Susan Gillanders, Alternate

Members Absent: Bette Botticello  
Lisa Wurzer, Alternate

Also Present: Kristin Stearley, Historic District Coordinator  
Linda Messina, Recording Secretary

Commissioner Garrey called the meeting to order at 7:30 PM, and read the opening comments. Commissioner McLeod, Clerk, read the Legal Notice as it appeared in the *Rare Reminder* on June 2, 2011.

**APPLICATION NO. 3933-11.** Donna and Joseph Duffy seeking to install replacement windows at 27 Lincoln Road (Left open at the May 24, 2011 meeting. The last date to act is June 28, 2011.)

Applicant not present.

**APPLICATION NO. 3935-11.** Wieslaw Wlazniak seeking to enclose the sunroom to convert it into living space at 66 Northbrick Lane.

Wieslaw and Marina Wlazniak, 66 Northbrick Lane, appeared before the Commission. They would like to remove all the existing storm windows. They would like to leave the portion facing the street with no windows and the side of the porch to have one window placed toward rear corner. There will be a cutout for the air conditioner below the window. The window will be the same window as previously approved. It will be 1 over 1. There will be a sliding door on the back side that leads out to a porch. They will use aluminum siding with a 4" reveal, white in color, to match the existing siding.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 3936-11.** Suzanne Gallacher seeking to construct an 8' x 10' storage shed and construct a 6' privacy fence at 73-75 State Street.

Suzanne and Peter Gallacher, 73 State Street, appeared before the Commission. They would like to install a standard 8' x 10' wood storage shed. The shed is already on the property, but it will be moved to a new location as submitted on the plans. They would like to install a 6' white vinyl lattice fence from the end of the trees down to the back corner of the shed as submitted on the plans.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 3937-11.** Christopher Coe seeking to extend the existing fencing and install a gate at 47 Middletown Avenue.

Christopher Coe, 47 Middletown Avenue, appeared before the Commission. He would like to extend the existing dog-eared wood fence. He wants to continue it to the side of the house and put in a gate made of the same material. He will probably remove the archway. He would like to use wrought-iron hardware.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 3938-11.** Holly Caruso seeking to construct a wood split rail fence at 48 Main Street.

Holly Caruso, 48 Main Street, appeared before the Commission. She would like to install a wood split rail fence as submitted on the drawings. The fence will have end posts and it will extend 160' just on the west side of the property.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 3939-11.** Thomas Radican seeking to construct a 12' x 20' deck at 89 Sharon Lane.

Thomas Radican, 13 Edgewood Street, Cromwell, appeared before the Commission. He would like to construct a 12' x 20' platform deck. It is a fenced in patio now that is made of pavers. He will use pressure-treated decking material. From fence to fence, the measurements are 21' x 12'. There will be five footings. He will put a rail on one side straight out to the gate. There will possibly be two steps with a simple handrail. The stairs will also be made of pressure-treated wood.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 3940-11.** Jessica Parchman seeking to install replacement windows at 46 Broad Street.

Elizabeth Sadie, Mystic Restoration, P.O. Box 719, Old Mystic, appeared before the Commission. They would like to replace all windows and will match all existing light patterns and sizes. They will use Anderson Woodwright wood windows and include trim kits to match interior and exterior grids. They will be simulated divided light instead of true divided light. They will be white in color.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 3941-11.** John Maycock seeking to construct a wood fence, replace the front steps with brick and remove the vinyl siding on the rear porch at 13 Meggat Park.

John Maycock, 13 Meggat Park, appeared before the Commission. The wood fence on the south side of the house will start at the chimney and go all the way back to the rear of the property. The front corner will butt up with an already approved wood archway across to the chimney. The fence is wood cedar panels with a design as submitted. It will have 5 x 5 wood posts with wood caps (design also submitted). The front steps are concrete right now. The steps will be reconstructed out of red reclaimed brick. They will be the same dimension. The concrete caps will come off both steps and he will re-brick. He will install wood columns to match the existing. The rear porch was originally an open posted porch that was enclosed. He will remove all of the siding and the windows and restore it to the original design. It will have two posts. The trim and siding will match what is on the existing house, which is cedar shakes. It will just have screening on the side. The roof will be replaced with shingles to match the house.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application.

Lucinda Hughes, 14 Meggat Park, via written correspondence dated June 12, 2011, spoke in favor of the application.

Commissioner Garrey asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 3942-11.** Anthony Sanders seeking to install replacement windows at 281 Garden Street.

Anthony Sanders, 281 Garden Street, appeared before the Commission. He would like to replace the windows on the front room that are crank-out aluminum awning windows. There are two windows by the front door and two smaller windows in the back. He would like to use Jeld-Wen wood windows, simulated divided light, with muntins applied to the interior and exterior, clad on the exterior in aluminum, brown in color. The light pattern will change and each casement window will have 10 lights. The trim will match existing. He will not be making any changes to the door.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 3943-11.** Paula Rubinow seeking to construct a handicap access ramp, stairs and wrought iron railings at 271 Main Street.

Paula Rubinow, 271 Main Street, appeared before the Commission. She would like to build a handicap accessible ramp to the addition. It will be made of pressure-treated wood. It will be located between the addition and the garage. It will have a 5' landing and will be 4' in width. The ramp will have lattice underneath. The existing concrete ramp will be removed. The railing will be on both sides, made of wood, and will have turned balusters to match the railings on the house. It will have a standard rail cap. The stairs to the front of the addition are concrete, but they forgot to leave railing holes when they poured it. They can try to drill holes in it, but if it cracks, they will have to remove them. She would like to add wooden stairs from addition to match the size and location of existing concrete stairs. There will be two steps and a landing. The railing will match the design of the railing from the handicap ramp.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 3944-11.** Giovanni DiCenso seeking to install a 20' x 32' above ground pool and wood 6' privacy fence at 211 Middletown Avenue.

Giovanni and Antoinella DiCenso, 211 Middletown Avenue, appeared before the Commission. They would like to install a 20' x 32' above ground pool behind the existing two car garage. On the south side of the house, they will add two 8' sections of 6' wooden stockade fence. (There was fence on the side previously, but it fell down and was removed). On the side facing the neighbors, they will add arborvitaes for screening. They will have enclosed stairs and a lock to limit access to the pool.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application.

Thomas Senk, 209 Middletown Avenue, spoke in favor of the application.

Commissioner Garrey asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 3945-11.** Webb-Deane-Stevens Museum seeking to replace the ½ round gutters with 5" crown molded aluminum gutters and downspouts on the Stevens House at 211 Main Street.

Dick Agne, Webb-Deane-Stevens Museum, 211 Main Street, appeared before the Commission. They would like to replace ½ round steel gutters on the Stevens House with larger capacity aluminum gutters and downspouts in a "k" style (samples provided). The gutters will be brown to match existing trim. They will have a downspout on each corner (there is currently only one downspout).

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 3946-11.** Anthony and Judith Forte seeking to install replacement windows at 52 Church Street.

Anthony and Judith Forte, 52 Church Street, and Brian Levesque, American Painting & Home Improvement, 119 State Street, Wethersfield, appeared before the Commission. They would like to replace 22 double-hung wood windows. They would like to use the Harvey Classic series all vinyl windows to match the size and light pattern. They have grids applied to the interior and exterior and are simulated divided light. The trim will be white.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 3947-11.** Healds Cabinetry and Millwork LLC seeking to reconstruct and replace missing 7' x 7' cupola on barn at 165 Broad Street.

Lee Hale, 21 Deerfield Road, and Craig Anderson, 165 Broad Street, appeared before the Commission. They would like to reconstruct and replace the cupola on the barn. It will be all wood with a copper top and ball, and have cedar shake. It will have wood louvers and wood brackets in a standard bracket design. A drawing was submitted. It will be 9' off the peak of the roof. It is 6' 10" in size at the base.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 3948-11.** Andrzej Skawinski seeking to demolish and reconstruct a 10' x 12' sun porch, relocate the front entry door and remove two (2) windows, construct a 10' x 16' deck at 59 Northbrick Lane.

Andrzej Skawinski, 59 Northbrick Lane, appeared before the Commission. He would like to demolish and reconstruct the sun porch. He would like to rebuild the porch in the same size with the same roofline. On the side facing west, there would be no windows or door. On the front side facing the road, he will have two windows (existing windows that will be removed from the house). There will be shutters on each window. He will replace windows with siding to match existing. The front entry door will be relocated. The wall where the door is today will be blank. (Drawings were submitted.) The bottom of the sun porch will be stucco to replicate a foundation. He will add a deck onto the back of the house off of the sun porch. The deck will be 10' x 14' and set in from the back of the house. It will be a pressure-treated wood deck. There will be white composite square balusters. The rail caps will be white. The deck floor will be Trex, chestnut in color, and the frame will be pressure-treated. He's not sure if he will screen the bottom of the deck. The stairs off the deck will be parallel to the house. The railing will be stained to match the Trex.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

Upon motion by Commissioner Maycock seconded by Commissioner Rell, and a poll of the Commission, it was voted to leave application number 3933-11 open and close the public hearing on all other applications and open the public meeting.

Aye: Garrey, Maycock, McLeod, Rell, Raymond

**APPLICATION NO. 3935-11.** Wieslaw Wlazniak seeking to enclose the sunroom to convert it into living space at 66 Northbrick Lane.

Upon motion by Commissioner Maycock, seconded by Commissioner Garrey a poll of the Commission, it was voted to APPROVE the application with the following stipulations:

1. The siding and trim shall match the existing.
2. The window will match the existing in style and design.

**Discussion**

Commissioner Maycock stated that his only question was on the front wall being blank.

Commissioner Garrey stated that he hates blank walls, but he doesn't know that on a short 8' wall, it will be that noticeable.

Aye: Garrey, Maycock, McLeod, Rell

Nay: Raymond

**APPLICATION NO. 3936-11.** Suzanne Gallacher seeking to construct an 8' x 10' storage shed and construct a 6' privacy fence at 73-75 State Street.

Upon motion by Commissioner Maycock, seconded by Commissioner McLeod and a poll of the Commission, it was voted to APPROVE the application with the following stipulation:

1. The fence shall be constructed of all wood and in the design submitted.

**Discussion**

Commissioner Maycock stated that the shed is fine. It's a nice wood shed. There's no way he will approve a vinyl fence.

Commissioner Garrey stated that he hasn't seen a nice vinyl fence yet.

Aye: Garrey, Maycock, McLeod, Rell, Raymond

**APPLICATION NO. 3937-11.** Christopher Coe seeking to extend the existing fencing and install a gate at 47 Middletown Avenue.

Upon motion by Commissioner Maycock, seconded by Commissioner Raymond and a poll of the Commission, it was voted to APPROVE the application with the following stipulations:

1. The fence design and material shall match the existing.
2. The hardware shall be a strap design.

**Discussion**

Commissioner Maycock stated that this is a simple extension and he's going to use all wood.

Aye: Garrey, Maycock, McLeod, Rell, Raymond

**APPLICATION NO. 3938-11.** Holly Caruso seeking to construct a wood split rail fence at 48 Main Street.

Upon motion by Commissioner Raymond, seconded by Commissioner Rell and a poll of the Commission, it was voted to APPROVE the application as submitted.

**Discussion**

Commissioner Garrey stated that this is a simple split rail fence.

Aye: Garrey, Maycock, McLeod, Rell, Raymond

**APPLICATION NO. 3939-11.** Thomas Radican seeking to construct a 12' x 20' deck at 89 Sharon Lane.

Upon motion by Commissioner Raymond, seconded by Commissioner Maycock and a poll of the Commission, it was voted to APPROVE the application as submitted.

**Discussion**

Commissioner Raymond stated that this is pretty straightforward.

Commissioner Garrey stated that it has visibility with the fence gone, but even with the fence gone, it's just a platform deck.

Aye: Garrey, Maycock, McLeod, Rell, Raymond

**APPLICATION NO. 3940-11.** Jessica Parchman seeking to install replacement windows at 46 Broad Street.

Upon motion by Commissioner Maycock, seconded by Commissioner Raymond and a poll of the Commission, it was voted to APPROVE the application as submitted.

**Discussion**

Commissioner Maycock stated that this is a beautiful application.

Commissioner Garrey stated that this is a beautiful window and the exterior trim will match existing.

Aye: Garrey, Maycock, McLeod, Rell, Raymond

**APPLICATION NO. 3941-11.** John Maycock seeking to construct a wood fence, replace the front steps with brick and remove the vinyl siding on the rear porch at 13 Meggat Park.

Upon motion by Commissioner Garrey, seconded by Commissioner Raymond and a poll of the Commission, it was voted to APPROVE the application as submitted.

**Discussion**

Commissioner Rell stated that the applicant knew what he was doing.

Commissioner Raymond stated that this is really a complete application, very clear.

Commissioner Garrey stated that most of it is returning structure to its original state and a little more detail on the steps.

Aye: Garrey, McLeod, Rell, Raymond                      RECUSAL: Maycock

**APPLICATION NO. 3942-11.** Anthony Sanders seeking to install replacement windows at 281 Garden Street.

Upon motion by Commissioner Maycock, seconded by Commissioner McLeod and a poll of the Commission, it was voted to APPROVE the application as submitted.

**Discussion**

Commissioner Garrey stated that this is a really great house that had '50s windows replacements and these windows will do a better job replicating what would have been original on a Hubbard porch on a bungalow and it's a really great product.

Aye: Garrey, Maycock, McLeod, Rell, Raymond

**APPLICATION NO. 3943-11.** Paula Rubinow seeking to construct a handicap access ramp, stairs and wrought iron railings at 271 Main Street.

Upon motion by Commissioner Raymond, seconded by Commissioner Rell and a poll of the Commission, it was voted to TABLE the application.

**Discussion**

Commissioner Maycock stated that in the past we've set forth stipulations that haven't been met, so he has no problem tabling the application.

Commissioner Raymond stated that before he votes on anything else for this application, he wants to know exactly what he's voting on.

Aye: McLeod, Rell, Raymond                      Nay: Maycock, Garrey



**APPLICATION NO. 3944-11.** Giovanni DiCenso seeking to install a 20' x 32' above ground pool and wood 6' privacy fence at 211 Middletown Avenue.

Upon motion by Commissioner Maycock, seconded by Commissioner Raymond and a poll of the Commission, it was voted to APPROVE the application with the following stipulation:

1. The good side of the fence shall face out to the neighbor.

**Discussion**

Commissioner Maycock stated that this is a nice project, nice pool. They submitted a nice application and covered all the bases.

Aye: Garrey, Maycock, McLeod, Rell, Raymond

**APPLICATION NO. 3945-11.** Webb-Deane-Stevens Museum seeking to replace the ½ round gutters with 5" crown molded aluminum gutters and downspouts on the Stevens House at 211 Main Street.

Upon motion by Commissioner Maycock, seconded by Commissioner McLeod and a poll of the Commission, it was voted to APPROVE the application with the following stipulation:

1. The gutters shall be 5" or 6" ½ round aluminum gutters with round aluminum downspouts.

**Discussion**

Commissioner Raymond stated that this is one of the most historic houses in town.

Commissioner Maycock stated that if it's a simple house, wouldn't the simpler design be the ½ round with round spouts? Right now it has ½ round gutters on it. He will have two downspouts now which will be able to handle a larger capacity of water.

Commissioner Rell is opposed to the K style gutters, but he's more opposed to the squared or rectangular grooved downspouts.

Commissioner Garrey stated that it has ½ round on there now. They're not going to put copper on. They'll be painted to match the house. With a crown style, do you really need a ½ round because period gutters are no gutters. You're not trying to replicate original. You're just trying to replicate existing. His concern would be that he doesn't want them to put white K style gutters on the house.

Aye: Garrey, Maycock, McLeod, Rell, Raymond

**APPLICATION NO. 3946-11.** Anthony and Judith Forte seeking to install replacement windows at 52 Church Street.

Upon motion by Commissioner Maycock, seconded by Commissioner Raymond and a poll of the Commission, it was voted to TABLE the application.

**Discussion**

Commissioner Maycock stated that he's happy that they were going to match the light patterns. He would have to see the product and even then it would be a stretch with an all vinyl product. He would like to see other options. They don't have to do the whole house all at once.

Commissioner Garrey stated that at minimum they have to see an actual sample of the product they are proposing.

Aye: Garrey, Maycock, McLeod, Rell, Raymond

**APPLICATION NO. 3947-11.** Healds Cabinetry and Millwork LLC seeking to reconstruct and replace missing 7' x 7' cupola on barn at 165 Broad Street.

Upon motion by Commissioner McLeod, seconded by Commissioner Maycock and a poll of the Commission, it was voted to APPROVE the application as submitted.

**Discussion**

Commissioner McLeod stated that this is amazing.

Commissioner Garrey stated that what more could you ask for? It's really an incredible design.

Aye: Garrey, Maycock, McLeod, Rell, Raymond

**APPLICATION NO. 3948-11.** Andrzej Skawinski seeking to demolish and reconstruct a 10' x 12' sun porch, relocate the front entry door and remove two (2) windows, construct a 10' x 16' deck at 59 Northbrick Lane.

Upon motion by Commissioner Maycock, seconded by Commissioner Rell and a poll of the Commission, it was voted to APPROVE the application with the following stipulations:

1. The windows being removed shall be replaced with siding to match the existing.
2. The sun porch shall be rebuilt with siding and trim to match the existing.
3. The window from the front of the house shall be relocated to the front and center of the new sun porch.
4. The front window by the front door shall be moved and paired with the other front window with any siding and trim repair to match the existing.
5. The front door will be as submitted and shall be relocated to the removed front window location and shall face the street with any siding or trim repair to match the existing.
6. The deck shall be 10' x 14' and composed of brown Trex decking with composite balusters, rails and caps.
7. The sun porch foundation shall be stucco to match the existing in color and design.

### **Discussion**

Commissioner Maycock stated that the applicant had very little detail. The change of the windows won't affect the design of the house.

Commissioner Raymond stated that this is a very big project with very little detail. If he does something different than what was approved, we don't have a picture to compare it to.

Commissioner Garrey stated that you are losing a wall of window again for a blank wall. He doesn't like it, but it's not completely inappropriate. He's not losing glass on the main body of the house.

Aye: Garrey, Maycock, McLeod

NAY: Rell

ABSTAIN: Raymond

### **MINUTES OF MAY 24, 2011**

Upon motion by Commissioner Maycock, seconded by Commissioner Raymond and a poll of the Commission, it was voted to APPROVE the minutes of the May 24, 2011 meeting as submitted.

Aye: Maycock, McLeod, Raymond

ABSTAIN: Garrey, Rell

### **OTHER BUSINESS**

#### **Public comments on general matters of the Historic District**

None.

#### **Report of the Historic District Coordinator**

Nothing to report.

**Correspondence**

None.

**ADJOURNMENT**

Upon motion by Commissioner Maycock, seconded by Commissioner Raymond and a poll of the Commission, it was voted to ADJOURN the meeting at 9:53 PM.

Aye: Garrey, Maycock, McLeod, Rell, Raymond

Respectfully Submitted

TOWN OF WETHERSFIELD  
HISTORIC DISTRICT COMMISSION

Gary McLeod  
Clerk